



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

**STATE OF DELAWARE
REAL ESTATE COMMISSION**

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: DPR.DELAWARE.GOV
EMAIL: customerservice.dpr@state.de.us

PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, May 10, 2018 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	June 14 th , 2018

MEMBERS PRESENT

Lynn Rogers, Public Member, **Vice-Chairperson**
Nikki Lane, Professional Member, **Secretary**
Nathaniel Gibbs, Public Member
Nora Martin, Professional Member
Randy Marvel, Professional Member
Jason Giles, Professional Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Nicole Williams, Administrative Specialist III

MEMBERS ABSENT

Mark Whitlock, Public Member
Lynette Scott, Professional Member, **Chairperson**

ALSO PRESENT

Maurrell English
Don Gouge, Esquire
Chris Coviello of CMT Inc.
Peter Rossi
Tammi Rossi

CALL TO ORDER

Ms. Scott called the meeting to order at 9:04 a.m. The Commission discussed all agenda topics and then took a brief recess at 9:16 a.m. until the start of the guaranty fund hearings at 9:30 a.m.

REVIEW OF MINUTES

The Commission reviewed the April 12, 2018 meeting minutes. Mr. Gibbs made a motion, seconded by Mr. Marvel, to approve the April minutes as written. By unanimous vote, the motion carried.

UNFINISHE BUSINESS

Proposal to Deny Hearing for Anthony DiDimenico, Salesperson as 9:00 a.m.

Ms. Kelly called the hearing to order at 9:05 a.m. The Commission introduced themselves for the record. At its meeting on March 8, 2018 the commission reviewed the app for Mr. DiDimenico and found that he did not meet all the statutory requirements for licensure specifically 24 del code 2907 a.4. The commission has the authority to grant a waiver for a criminal conviction after 5 years of ending of all said conviction and all terms. Commission exhibit 1, application, all supporting documentation and all correspondence between the commission and Mr. DiDimenico. This is the time and place for the hearing for Mr. DiDimenico before the Commission....Mr. DiDimenico was present and confirmed that he is represented without an attorney. Mr. DiDimenico was sworn in and provided his testimony before the Commission. The Commission questioned Mr. DiDimenico. The Commission deliberated in public at 9:17 a.m. Mr. Marvel moved to grant waiver and approve license, seconded by Mr. Rogers. By majority vote, the motion carried. Hearing concluded at 9:21 a.m.

NEW BUSINESS

Education Committee Report

The Commission reviewed the education committee report. Ms. Williams

Ratification of Associate Brokers/Broker/Salesperson Applications

Ms. Lane made a motion, seconded by Mr. Giles, to ratify the approved applications for associate brokers, brokers, and salespersons per attached list at the end of the minutes. By unanimous vote, the motion carried.

Review of Office Relocation Application(s)

There were no office relocation applications to review and consider.

Review of New Office Application(s)

The Commission reviewed the new office applications for the below offices. Ms. Martin moved, seconded by Mr. Giles, to approve all of the below new office applications. By unanimous vote, the motion carried.

1. Ocean Atlantic Sotheby's International Realty: Broker of Record – R. Justin Healy
2. English Realty: Broker of Record – Maurrell English
3. Long & Foster Real Estate, Inc.: Broker of Record – John Nicholas D'Ambrosia

Ratification of Reinstatement Application(s)

Ms. Lane moved, seconded by Mr. Marvel, to approve ratification of the below applications for licensure by reinstatement. By unanimous vote, the motion carried.

1. Mera Hitchens, Salesperson
2. Gerri Noack, Salesperson

Guaranty Fund Claim Hearings at 9:30 a.m.

Mr. Rogers called the meeting back in session at 9:27 a.m.

CMT, Inc. v. White Realty Associates LLC

The hearing for CMT, Inc. was called to order at 9:28 a.m. The Commission introduced themselves for the record. This is the place and time for the hearing before the Real Estate Commission against the guaranty fund claim pursuant to 24 Del. C. §2922.

Exhibits:

Board 1 – hearing notice

Board 2 – 20 days' notice waiver

CMT, Inc. Respondent 1 – guaranty fund claim request from Donald Gouge, Esq. on behalf of CMT, Inc.

Mr. Christopher Coviello was in attendance and represented by Mr. Gouge, for CMT, Inc. Mr. Gouge provided background knowledge regarding the basis for the claim against the guaranty fund. Mr. Coviello was sworn in and provided his testimony. The Commission questioned Mr. Coviello. The Commission went into deliberations at 10:00 a.m. Mr. Giles moved, seconded by Ms. Lane, to leave the case open and grant the request for the maximum of \$25,000 against the guaranty fund contingent upon receipt of documentation of return on the levy from the court. By unanimous vote, the motion carried. The hearing for CMT, Inc. concluded at 10:08 a.m.

Peter and Tammi Rossi v. White Realty Associates LLC

The hearing for Mr. Rossi began at 10:10 a.m. The Commission introduced themselves for the record. This is the place and time for the hearing before the Real Estate Commission against the guaranty fund claim pursuant to 24 Del. C. §2922 for Peter and Tammi Rossi v. White Realty Associates LLC.

Exhibits:

Commission 1 – hearing notice

Commission 2 – 20 days' notice waiver

Rossi Respondent 1 – guaranty fund claim request from Donald Gouge, Esq. on behalf of Peter and Tammi Rossi.

Peter and Tammi Rossi were in attendance and represented by Mr. Gouge. Mr. Gouge provided background knowledge regarding the basis for the claim against the guaranty fund. Mr. Rossi was sworn in and provided his testimony. The Commission questioned Mr. Rossi. The Commission went into deliberations at 10:21 a.m. Ms. Lane moved, seconded by Mr. Giles, to leave the case open and grant the request for the maximum of \$25,000 against the guaranty fund contingent upon receipt of documentation of return on the levy from the court. By unanimous vote, the motion carried. The hearing for Peter and Tammi Rossi concluded at 10:24 a.m. The Commission took a brief recess at 10:24 a.m.

Creative Solutions, LLC v. White Realty Associates LLC

The hearing for Creative Solutions, LLC began at 10:30 a.m. The Commission introduced themselves for the record. This is the place and time for the hearing before the Real Estate Commission against the guaranty fund claim pursuant to 24 Del. C. §2922 for Creative Solutions, LLC v. White Realty Associates LLC.

Exhibits:

Commission 1 – hearing notice

Commission 2 – 20 days' notice waiver

Creative Solutions, LLC Respondent 1 – guaranty fund claim request from Donald Gouge, Esq. on behalf of Creative Solutions, LLC.

Peter Rossi for Creative Solutions was in attendance and represented by Mr. Donald Gouge. Mr. Gouge provided background knowledge regarding the basis for the claim against the guaranty fund. Mr. Rossi was still under oath and provided his testimony. The Commission questioned Mr. Rossi. The Commission went into deliberations at 10:42 a.m. Mr. Gibbs moved, seconded by Mr. Marvel, to leave the case open and grant the request for the maximum of \$25,000 against the Guaranty Fund contingent upon receipt of documentation of return on the levy from the court. Mr. Giles was recused. By unanimous vote, the motion carried. The hearing for Creative Solutions, LLC concluded at 10:44 a.m.

Status of Complaints

Complaint #02-01-16 – Dismissed by AG's Office

Complaint #02-31-17 – Sent to AG's Office

CORRESPONDENCE

Letter to Challenge the DE Real Estate Salesperson Exam - Jean Goolsby

The Commission reviewed and considered the letter submitted by Ms. Goolsby. Mr. Giles moved, seconded by Ms. Lane, to deny Ms. Goolsby's request as there is no statutory or regulatory provision to allow a waiver of the education or examination requirements for licensure. By unanimous vote, the motion carried.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Ms. Kelly advised the board of a letter from Bright MLS. The Commission reviewed the letter for consideration and determined that their concerns do not fall under the Commission's statute.

PUBLIC COMMENT

There was no public comment.

NEXT SCHEDULED MEETING

The next meeting will be held on May 10, 2018 at 9:00 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE.

ADJOURNMENT

There being no further business before the Commission, Ms. Lane moved, seconded by Mr. Marvel, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 11:48 a.m.

Respectfully submitted,



Nicole M. Williams
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

Real Estate Ratification License List

License Number	Name	License Type	Office	Office Location
RB-0020672	Cicierski, Jill A.	Broker	JC Realty Inc.	Milton DE 19968
RB-0020673	D'Ambrosia, John Nicholas	Broker	Long & Foster Real Estate, Inc.	Media PA 19063
RS-0025119	McAfee, Mark S.	Salesperson	BHHS Fox & Roach	Bear DE 19701
RS-0025120	Alexander, Kevin W.	Salesperson	R&R Commercial Realty, Inc. dba/Lester Realty	Dover DE 19901
RS-0025121	Alexander, Kevin W.	Salesperson	Lester Realty	Georgetown DE 19947
RS-0025122	Rumpf, Alexander P.	Salesperson	Patterson Schwartz	Hockessin DE 19707
RS-0025123	Michel, Susan A.	Salesperson	Keller Williams Realty	Bethany Beach DE 19930
RS-0025124	Pasta, Anthony G.	Salesperson	Coldwell Banker Resort Realty	Rehoboth Beach DE 19971
RS-0025125	Gordon, Jennifer M.	Salesperson	Weichert Real Estate	Wilmington DE 19808
RS-0025126	Carpenter, Susan E.	Salesperson	Jack Lingo, Inc., Realtor	Millsboro DE 19966
RS-0025127	Berry, Edward, III	Salesperson	Berkshire Hathaway Home Services Fox & Roach Realtors	Wilmington DE 19803
RS-0025128	Thomas, Kristy L.	Salesperson	Coldwell Banker Residential Brokerage	Salisbury MD 21801
RS-0025129	Sterner, Joseph E.	Salesperson	Joe Maggio Realty	Rehoboth Beach DE 19971
RS-0025130	Smith, Keith J.	Salesperson	Concord Realty Group	Wilmington DE 19810
RS-0025131	Johnson, Berneice A.	Salesperson	eXp Realty	Wilmington DE 19803
RS-0025132	Dinh, Mike Nghi	Salesperson	Keller Williams Realty	Wilmington DE 19803
RS-0025133	Lane, Christopher C.	Salesperson	Long & Foster Residential Brokerage	Salisbury MD 21801
RS-0025134	Weglinski, Elaine	Salesperson	Harrington ERA Realty	Dover DE 19901
RS-0025135	Ruch, Thomas B.	Salesperson	Long & Foster Real Estate	Salisbury MD 21801
RS-0025136	Greene, Steven Layne	Salesperson	Keller Williams Realty	Bethany Beach DE 19930
RS-0025137	Willis, Lori A.	Salesperson	Century 21 Gold Key Realty	Newark DE 19711
RS-0025138	Osueke, Chidozie S.	Salesperson	Concord Realty Group	Wilmington DE 19810
RS-0025139	Twardus, Bryon K.	Salesperson	Myers Realty LLC	Dover DE 19901
RS-0025140	Prikhodko Leppo, Natalia Y.	Salesperson	Keller Williams Realty	Lewes DE 19958
RS-0025141	West, Nicole Patricia	Salesperson	Coldwell Banker Residential Brokerage	Bethany Beach DE 19930
RS-0025142	Hohrein, Brandon L.	Salesperson	Keller Williams Realty Central DE	Dover DE 19901
RS-0025143	Parag, Andrew, IV	Salesperson	Berkshire Hathaway Home Services Fox & Roach	Bear DE 19701
RS-0025144	Blackburn, Patricia K.	Salesperson	Long & Foster Real Estate, Inc.	Wilmington DE 19806
RS-0025145	Stitsworth, Glenn	Salesperson	Patterson Schwartz Real Estate	Middletown DE 19709
RS-0025146	Devitt, Kenneth	Salesperson	Patterson Schwartz	Greenville DE 19807
RS-0025147	Lent, Danielle C.	Salesperson	Baywood Homes, LLC	Long Neck DE 19966
RS-0025148	Roberts, Robyn D.	Salesperson	Realty Mark Associates	Newark DE 19702
RS-0025149	Barker, Mark S.	Salesperson	Condominium Realty, LTD	Ocean City MD 21842

RS-0025150	Wyshock, Travis R.	Salesperson	Delaware Coastal Realty	Lewes DE 19958
RS-0025151	Woulfe, Juliet F.	Salesperson	Shamrock Realty Group, Inc.	Ocean Pines MD 21811
RS-0025152	Papageorgiou, Niki	Salesperson	Chester County Regional Realty LLC	West Chester PA 19382
RS-0025153	Parsons, Steven W.	Salesperson	Coldwell Banker Residential Brokerage	Salisbury MD 21801
RS-0025154	Green, Joshua A.	Salesperson	Keller Williams Realty	Wilmington DE 19803
RS-0025155	Niven, Angela C.	Salesperson	BHHS Fox & Roach Realtors	Chadds Ford PA 19317
RS-0025156	Mooney, Matthew J.	Salesperson	Redfin Corporation	Wayne PA 19087
RS-0025157	Rowley, John T.	Salesperson	Re/Max Realty Group Rehoboth	Rehoboth Beach DE 19971
RS-0025158	Groves, Ralph E.	Salesperson	Ocean Atlantic Sotheby's International Realty	Rehoboth Beach DE 19971
RS-0025159	Seymour, Julie K.	Salesperson	Ocean Atlantic Sotheby's International Realty	Rehoboth Beach DE 19971
RS-0025160	Enterlein, Leigh	Salesperson	BHHS PenFed Realty	Ocean City MD 21842